



1019 Shantz Place
Crossfield, Alberta

MLS # A2327535



\$495,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,554 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Few Trees, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: NA

Welcome to 1019 Shantz Place in Crossfield, a move in ready home set on a massive 6200 square foot pie shaped lot backing onto an environmental reserve. This attached home offers 1554 square feet above grade along with an attached double garage and a southwest facing backyard that provides excellent privacy and sun exposure. Inside, you will find upgraded laminate flooring, granite countertops, stainless steel appliances, and a warm gas fireplace. The home features 3 bedrooms and 3.5 bathrooms including a large primary suite with double sinks and a 3 by 4 shower. The developed basement adds impressive extra space with a huge recreation room complete with a couch and projector screen, perfect for movie nights or entertaining. Additional updates include a hot water tank installed in 2024. The property is vacant and ready for immediate possession.